

074.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

903,300 / 903,300

USE VALUE:

903,300 / 903,300

ASSESSED:

903,300 / 903,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SNELL ERIC M/SUSIE LEE	
Owner 2:	
Owner 3:	

Street 1: 23 TYLER ROAD
Street 2:

Twn/City: LEXINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02420 Type:

PREVIOUS OWNER
Owner 1: MOONEY JOSEPH R-MILDRED M -
Owner 2: -
Street 1: 139 RIDGE ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 12,360 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2282 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

101 One Family 12360 Sq. Ft. Site 0 70. 0.64 4
553,564 553,600

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							46658
							GIS Ref
							GIS Ref
							Insp Date
							10/25/18

Parcel ID	074.0-0002-0010.0	Entered Lot Size
Total Card	0.284	349,700
Total Parcel	0.284	349,700

Source:	Market Adj Cost	Total Value per SQ unit /Card:	395.77	/Parcel: 395.7	Land Unit Type:
---------	-----------------	--------------------------------	--------	----------------	-----------------

!6189!

PRINT Date Time

12/10/20 20:59:33

LAST REV Date Time

07/23/19 15:35:42

apro

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

6189

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison				Full Bath: 1	Rating: Average			PDAS.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	10 %			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE/RED BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				FrpI: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)								Lvl 2											
Year Blt: 1960	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct:	Fact: .							Totals RMS: 7 BRs: 4 Baths: 1 HB: 1											
Const Mod:				CONDOS INFORMATION															
Lump Sum Adj:				Location:															
INTERIOR INFORMATION				Total Units:															
Avg Ht/FL: STD				Floor:															
Prim Int Wall: 1 - Drywall				% Own:															
Sec Int Wall:		%		Name:															
Partition: T - Typical				DEPRECIATION															
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average	31. %														
Sec Floors:		%		Functional:															
Bsmnt Flr: 14 - Asphalt Tile				Economic:															
Subfloor:				Special:															
Bsmnt Gar:				Override:															
Electric: 3 - Typical																			
Insulation: 2 - Typical				CALC SUMMARY															
Int vs Ext: S				Basic \$ / SQ: 135.00															
Heat Fuel: 1 - Oil				Size Adj.: 1.24523807															
Heat Type: 3 - Forced H/W				Const Adj.: 1.00289965															
# Heat Sys: 1				Adj \$ / SQ: 168.595															
% Heated: 100		% AC:		Other Features: 97500															
Solar HW: NO		Central Vac: NO		Grade Factor: 1.10															
% Com Wall:		% Sprinkled:		NBHD Inf: 1.00000000															
MOBILE HOME				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 506847															
				Depreciation: 157123															
				Depreciated Total: 349725															
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ:		AvRate:		Ind.Val:											
				Juris. Factor:				Before Depr:	185.45										
				Special Features:	0			Val/Su Net:	113.03										
				Final Total:	349700			Val/Su SzAd:	198.24										
				PARCEL ID				074.0-0002-0010.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X12	A	AV	75	0.00	T	40	101							
More: N				Total Yard Items:				Total Special Features:				Total:							